



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:00)

1-1

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to relinquish a 15 acre Recreation and Public Purpose Lease from the Bureau of Land Management (BLM) commonly known as Parcel Numbers 163-03-302-004, -005 and -006 located on the northwest corner of O'Bannon Drive and Monte Cristo Way - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff desires to relinquish this parcel to allow for parcel auction nomination through the BLM's upcoming auction. The parcel was leased to the City as Park Site "D" on December 15, 1999. Staff has identified this parcel as surplus property since existing parkland already exists in the area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter of Relinquishment
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that the City has no reason to go forward with a park at this location, as three parks were built in the past five years in the vicinity. Staff is requesting that the lease agreement for this 15-acre property be relinquished and Planning and Development staff be authorized to include the property on a nomination list for the BLM auction. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Public Works

Item 1 – Discussion and possible action authorizing staff to relinquish a 15 acre Recreation and Public Purpose Lease from the Bureau of Land Management (BLM) commonly known as Parcel Numbers 163-03-302-004, -005 and -006 located on the northwest corner of O'Bannon Drive and Monte Cristo Way

MINUTES - Continued:

COUNCILMAN MACK confirmed with MR. ROARK that other entities, such as the School District and the Library District, receive notice from the City when BLM properties are relinquished.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:00 – 3:02)

1-7

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003

DEPARTMENT: DETENTION & ENFORCEMENT

DIRECTOR: MIKE SHELDON

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Third Amendment to Lease Agreement for the Animal Shelter Facility located at 655 North Mojave Road - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Council previously approved the Second Amendment to the Animal Care & Shelter Services Agreement on 3/1/00. This Third Amendment limits the City's liability for the purchase amount for the real property improvements in the event of breach of contract.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Third Amendment to Lease Agreement for Animal Shelter Facility

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this matter includes a simple amendment to the Animal Shelter Contract that limits the City's liability in the event of a future breach of contract should the City have to purchase back the property from the Animal Shelter. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Detention & Enforcement

Item 2 – Discussion and possible action regarding a Third Amendment to Lease Agreement for the Animal Shelter Facility located at 655 North Mojave Road

MINUTES - Continued:

MIKE SHELDON, Chief, Detention & Enforcement, noted that this measure was inadvertently left out at the time the Real Estate reviewed the contract, about 90 days ago. However, the amendment is merely housekeeping, because the facility was already built.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:02 – 3:03)

1-50

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action designating City-owned property known as Parcel Number 139-25-303-014 located near the northwest corner of Harris and Mojave Avenues as site of the future Fire Station #8 - Ward 3 (Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Fire & Safety (F&S) is in need of replacing the existing Fire Station #8 with a new prototype fire station. Real Estate & Assets (REAM) staff identified this parcel as a potential site to locate the future Fire #8. REAM Mgmt. has discussed the action with F&S, Architectural Svs. & Traffic Eng. in an effort to begin talks to examine site suitability for F&S to continue to provide/maintain the City's services/response time in this area. This action would allow F&S to continue to provide valley residents with essential services in an area located just 0.2 miles from the current Fire Station #8.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from F&S
2. Letters from Arch Svs.
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that staff was seeking approval to designate property for the construction of future Fire Station No. 8. Las Vegas Fire and Rescue would like to use the current Fire Station No. 8 for a Training Center expansion. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Public Works

Item 3 – Discussion and possible action designating City-owned property known as Parcel Number 139-25-303-014 located near the northwest corner of Harris and Mojave Avenues as site of the future Fire Station #8

MINUTES - Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:04)

1-97

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to auction two homes located at 6280 Queen Irene Court and 8680 Azure Drive to the highest qualified buyer(s) - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In 2000, staff acquired five homes in this area in anticipation of the Durango "S" Curve road alignment. In preparation for the upcoming road construction, staff will be auctioning the homes acquired and retain the land for road alignment usage. The highest qualified buyer(s) will be required to hold title to vacant land on which to place the home and must have funds to purchase, dismantle, and move the home(s) using licensed contractors. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval of the auction of these properties, and authorization of staff to execute all the additional documents necessary to advertise and conduct the auction

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that this matter involves two houses purchased for the Durango "S Curve." Staff is now asking for authorization to auction them off to try to make up some of the money that was spent rather than to spend money to demolish the houses. He recommended approval. COUNCILMAN MACK questioned how many homes are left. MR.

ROARK answered that these are the last two houses to be auctioned. There is one left on site that will eventually be sold. There is a waiting list of interested buyers.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Public Works

Item 4 – Discussion and possible action authorizing staff to auction two homes located at 6280 Queen Irene Court and 8680 Azure Drive to the highest qualified buyer(s)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:05)

1-130

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement with Paintball Adventure for an outdoor paintball field operation to be located at the southwest corner of Cheyenne Avenue and Tenaya Way (\$1,500 monthly income - Real Estate/Flood Control/Parks) - Ward 4 (Brown)

Fiscal Impact☐**No Impact****Amount:** \$1,500 monthly income☐**Budget Funds Available****Dept./Division:** Public Works☐**Augmentation Required****Funding Source:** Real Estate/Flood Control/Parks**PURPOSE/BACKGROUND:**

Staff received approval to enter into negotiations with Paintball Adventure on 2/5/03 to lease approximately 2.0 acres of vacant land within Doc Romeo Park and a detention basin. The paintball games are thought of as another sporting activity to be offered within the park area to the public. Paintball games are now considered the third largest public sport in the U.S. In conjunction w/Flood Control staff of Public Works, we have agreed to this Lease, which can be canceled upon providing a 30-day notice.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, remarked that this matter involves a lease agreement for vacant land near Doc Romeo Park and the Detention Basin to provide additional recreational activities to the public. The private operator initially approached the City and an agreement was reached after extensive discussions with Flood Control. The revenue generated will go back into the maintenance and operation of the park. The paint is biodegradable and staff has been

assured that no waste will go into the detention basin, as indicated in extensive documentation provided by the applicant. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Public Works

Item 5 – Discussion and possible action regarding a Lease Agreement with Paintball Adventure for an outdoor paintball field operation to be located at the southwest corner of Cheyenne Avenue and Tenaya Way (\$1,500 monthly income - Real Estate/Flood Control/Parks)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:05 – 3:08)

1-168

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) 2003-1 between the City of Las Vegas (City), the Clark County School District (District) and Charleston Heights Community School regarding use of a modular building located at Garside Junior High School, 300 South Torrey Pines Drive - Ward 1 (M. McDonald)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City to provide various recreational programs sponsored by the City for the benefit of the children attending Garside Junior High School.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU 2003-01

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 6 be forwarded to the Full Council with a recommendation to STRIKE. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, recommended this matter be stricken because the School District has indicated that they cannot enter into a three-party agreement with the Charleston Heights Community School. Staff will have to write separate agreements between the City and the Community School and then between the City and the School District.

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Public Works

Item 6 – Discussion and possible action regarding a Memorandum of Understanding (MOU) 2003-1 between the City of Las Vegas (City), the Clark County School District (District) and Charleston Heights Community School regarding use of a modular building located at Garside Junior High School, 300 South Torrey Pines Drive

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:09)

1-246

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an additional \$4,000 of Community Development Block Grant (CDBG) funds to augment the \$24,000 of CDBG funds allocated by City Council on February 5, 2003, for a total of \$28,000 for the purchase and installation of a modular trailer at 9th and Bridger to provide food storage space for the Jude 22 Senior Food Bank project currently located on the site - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$4,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** CDBG**PURPOSE/BACKGROUND:**

On February 5, City Council approved funds to purchase a used modular trailer at 9th and Bridger to provide more storage space to Jude 22, a non-profit agency which operates a food bank for seniors. The agency has outgrown the space it currently shares with another non-profit agency. While arranging the purchase and placement of the trailer, additional expenses were identified which included electrical material, meter cost, a wider door, and an extra landing step. In addition, the used modular had been sold necessitating the purchase of new trailer.

RECOMMENDATION:

The City Manager recommends approval of the funding augmentation to purchase a new modular trailer and install it on the site.

BACKUP DOCUMENTATION:

None

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services Department, stated that when staff originally appeared before the Real Estate Committee requesting \$24,000, it was with the intention to purchase a used trailer. However, by the time the paperwork was completed, the used trailer was no longer available and staff is

now being forced to purchase a new trailer. Additionally, the refrigerator Jude 22 purchased does not fit, so the regular doors of the trailer will have to be replaced. The requested

REAL ESTATE COMMITTEE MEETING OF APRIL 14, 2003

Neighborhood Services

Item 7 - Discussion and possible action regarding an additional \$4,000 of Community Development Block Grant (CDBG) funds to augment the \$24,000 of CDBG funds allocated by City Council on February 5, 2003, for a total of \$28,000 for the purchase and installation of a modular trailer at 9th and Bridger to provide food storage space for the Jude 22 Senior Food Bank project currently located on the site

MINUTES – Continued:

additional funds will cover all these expenses in order to move forward with the project. Staff recommends approval

No one appeared in opposition and there was no further discussion.

(3:09 – 3:10)

1-270

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 14, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEGO, citizen of Las Vegas, complained that after the last Planning Commission meeting, he could not ascend on the elevator because someone had it jammed with a trashcan on the seventh floor. In his opinion, people that come to public meetings should not have to cross the street to and from the garage. The doors should remain open so that at the end of any meeting people can enter the building and walk across the walkway to the garage. If this does not change, he is going to adamantly complain, especially since the garage is not generating any revenue at all.

(3:10 – 3:13)

1-310

THE MEETING ADJOURNED AT 3:13 P.M.

Respectfully submitted:_____

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

April 21, 2003